# Chinatown 2020 Community Vision and Strategy

# 華埠2020年社區願景與戰略

## Healthy Chinatown Design Workshop | 7.20.2019

## 健康的華埠設計工作坊 | 2019年7月20日

**Prepared by: Chinatown Community Land Trust** 編制於華埠土地信託會
Community Assessment of Freeway Exposure & Health (CAFEH)
Metropolitan Area Planning Council

OPPORTUN

PARC

Kneeland St/Tyler St Intersection
Isolation View

Intersection

North

South

R1

Vashington St

on Ave

Green Space

Hardscape

Playground

Street Parking

Slow Streets

Parcel
& Kneelan
R-1地段及尼

1. How might we balance open space and
considering quality of life and health of C
2. What does an ideal housing unit look like
young working Chinatown family, etc.?
3. How might we improve pedestrian safe

1. 在R1地段上，从唐人街用户生活质量
居住需求？
2. 专为喜英而建的理想可负担性房屋
的？
3. 如何改善在尼伦街的行人安全

d Street

# Introduction
# 介绍

Since Fall 2018, we have been asking Chinatown community members ***"How can we plan for a stable and healthy Chinatown?"*** This conversation has taken place at community meetings, in one-on-one interviews, and at the Chinatown Master Plan Committee. We gathered participants' thoughts, identified themes, and collected data on the state of community health and well-being. The health issues that emerged as priorities from this process were the focus of the Healthy Chinatown Design Workshop.

自2018年秋季以來，我們一直在問唐人街社區成員：「我們如何規劃一個穩定健康的唐人街？」這段對話以一對一訪談型式在社區會議以及唐人街總計劃委員會上展開。我們收集了參與者的想法，確定了主題，並收集了關於社區健康和幸福狀況的數據。這一過程中出現的健康數據問題是健康「唐人街設計講習班」的重點。

On July 20, 2019, a total of 90 participants gathered for morning and afternoon breakout sessions. The morning breakout sessions -- Healthy Housing, Healthy Mobility, and Healthy Public Realm -- provided space to discuss overarching goals and strategies for Chinatown. The afternoon breakout sessions were focused on specific opportunity areas within Chinatown, three of which were Anchor Areas in the 2010 Master Plan --- Chinatown Gateway, Phillips Square, Parcel A & 50 Herald, and Parcel R-1 & Kneeland Street.

2019年7月20日上午： 的會議-健康住房、健康流動和健康公共領域-為討論唐人街的總體目標和戰略提供了空間。下午的會議重點討論了唐人街內的特定機遇區，其中三個是2010年總體規劃中的錨泊區-唐人街進口、菲利普斯廣場、A地段&50號 Herald, 和R1地段號和克尼蘭街(Parcel R-1&Kneeland Street)。

## *90 people in attendance.*

including:

- Chinatown residents, young and old
- Planners and designers
- Event volunteers

Many groups represented, including:

-Asian Community Development Corporation
-Boston Planning & Development Agency
-Boston Department of Neighborhood Development
-Chinatown Community Land Trust
-Chinatown Main Street
-Chinatown Master Plan Committee
-Chinatown Resident Association
-Chinese Consolidated Benevolent Association
-Chinese Progressive Association
-Community Assessment of Freeway Exposure & Health (CAFEH)
-City Councilor Ed Flynn
-Metropolitan Area Planning Council
-Josiah Quincy Upper School

## *出席人數 90 人.*

包括：

- 唐人街居民、年輕及年長者
- 規劃師和設計師
- 活動志願者

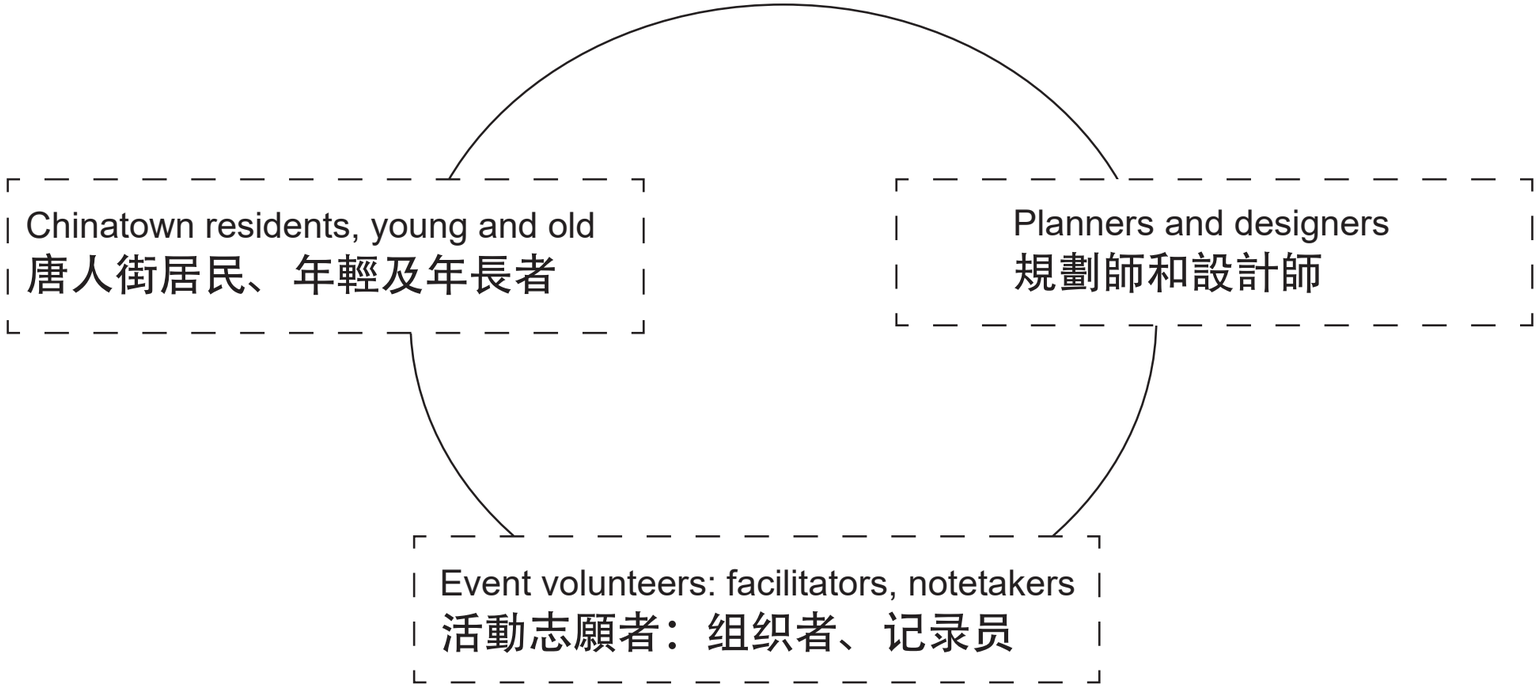
代表的團體包括：

-亞洲社區發展公司
-波士頓規劃發展署
-波士頓鄰里發展部
-唐人街社區土地信託
-唐人街主要街道
-唐人街總體規劃委員會
-唐人街居民協會
-中國聯合慈善協會
-中國進步協會
-社區評估高速公路暴露與健康(CAFEH)
-市議員埃德弗林
-都會區規劃委員會

# *Conversation and consensus building*

During the event, we emphasized collective problem solving. We wanted to use the design workshop or charrette as an opportunity to come up with solutions that we may not have come up with on our own.

在活動中，我們強調集體解決問題。我們想利用設計研討會或專家研討會作為一個機會，提出我們自己可能還沒有想出的解決方案。



## Healthy Housing
## 健康居住

*“It’s hard to see friends move out of Chinatown; there needs to be more than 1000 units of affordable housing built before 2030!”*

*「看到朋友搬出唐人街很难受，2030年前需要多余1000的套經濟適用房！」*

## Healthy Mobility
## 健康流動性

*“Trash overflow on the streets causes lower quality of life.We should have an extra day of pickup for residential trash.”*

*「街道上的垃圾泛滥会降低生活质量，我们应该多拿一天的时间来捡垃圾。」*

## Healthy Public Realm
## 健康的公共空間

*“Public urination is a big problem in Chinatown. We need to have public toilets in our parks.”*

*「公众小便是唐人街的一个大问题。我们需要在公园里建公厕。」*

## Chinatown Gateway
## 唐人街入口

*“A more pedestrian friendly walkway to make the visual connection into Chinatown stronger.”*

*「一个更友好的行人通道，会在视觉上感觉和唐人街的连接更强大。」*

## Phillips Square
## 菲力普廣場

*“This park should show and mark that it has a cultural history, that it’s a part of Chinatown.”*

*「这个公园应该表现及标明它有文化历史，它是唐人街的一部分。」*

## Parcel R-1 & Kneeland Street
## R-1地段及尼倫交叉口

*“Prioritize family housing. There should be 2-3 bedrooms of various sizes... ”*

*「優先考慮家庭住房。應該有2-3間大小不一的臥室。。。」*

## Parcel A & 50 Herald
## A地段和50號先鋒

*“What about using decorative lights which also represent characteristics of Chinatown to connect the two parts of Chinatown across the bridge?”*

*「可否考慮橋上用同樣代表唐人街特色的裝飾燈把唐人街兩個部分連接起來？」*

# Healthy Mobility
# 健康流動性

## Safe Streets 街道安全:

***How might we ensure pedestrian safety on Chinatown's streets for varied Chinatown users of all ages?*** 如何保证唐人街不同年纪行人的安全?

- No consensus on solutions, but general agreement on problems (Problem intersections marked on map)
- Solutions proposed for improving sidewalks, calming traffic, and prioritizing pedestrians at intersections.
- Examples include:
    - Make Beach St. one-way OR pedestrian-only from Harrison St. to the Chinatown Gate to increase pedestrian space
    - Use a material other than bricks for sidewalks to avoid tripping
    - Increase enforcement of cycling traffic laws and consider designated bike traffic lights
    - Build a pedestrian bridge above busy, dangerous intersections, such as the John Fitzgerald Surface Road

-沒有就解決辦法達成協商一致意見，但對問題達成普遍協議(地圖上標明的問題交叉口)。建議的解決方案針對改善人行道，平緩交通，及讓行人優先在十字路口行走。例如：

-讓海灘街成為單程街或從哈里森街到唐人街變成行人街，以增加行人空間
-使用其他材料，而不是磚人行道，以避免絆倒
-加強自行車交通法和考慮指定自行車交通燈
-在繁忙，危險的十字路口，如約翰菲茨傑拉德表面道路上建造一座人行橋

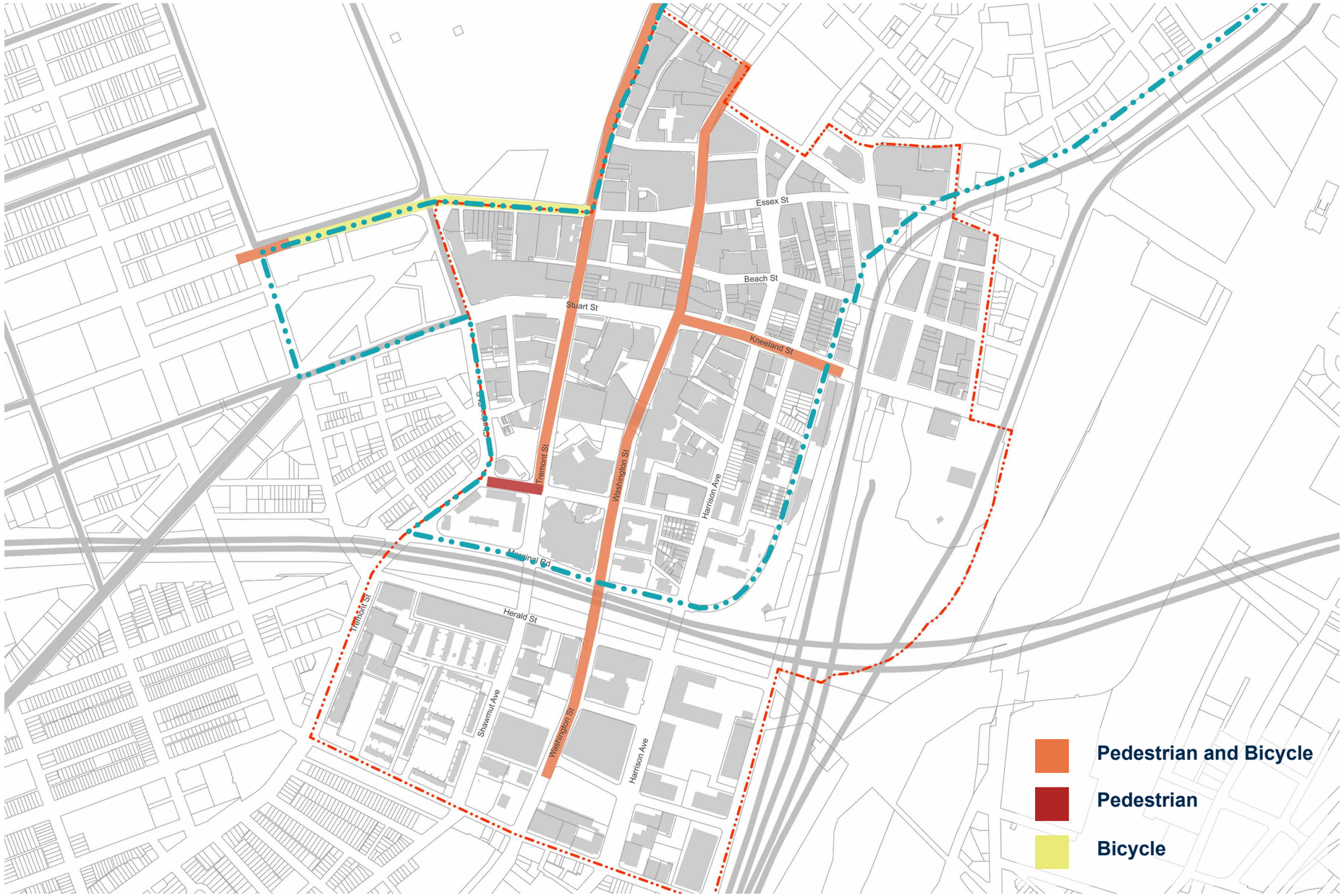
## Clean Streets 街道清潔:

***How might we ensure the cleanliness of Chinatown's streets?*** 如何保证唐人街街道的清洁?

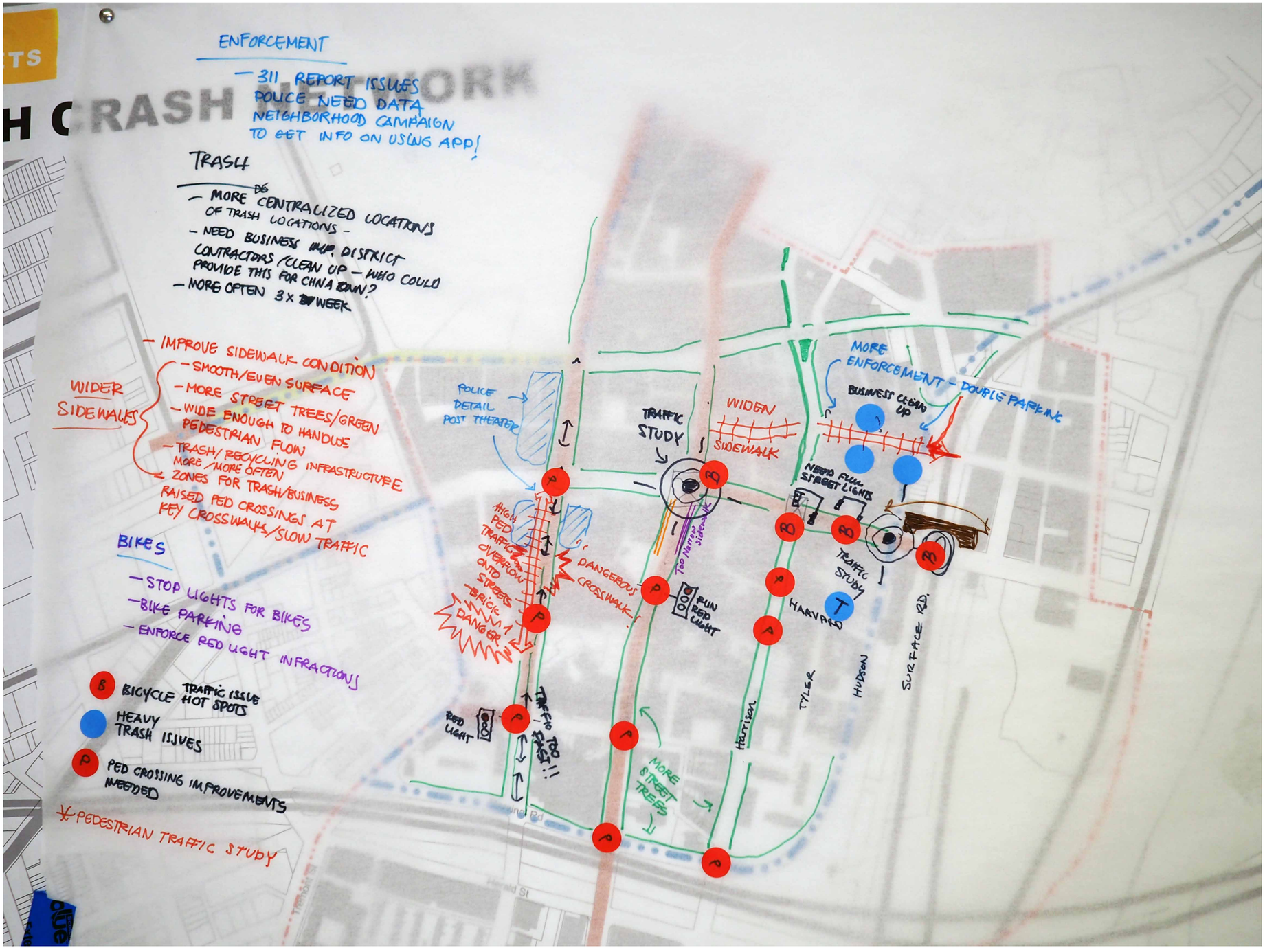
- Consensus that trash is an issue for all of Chinatown, but that Beach St. should be an area of focus
- Most proposed solutions were programmatic:
    - Create a Business Improvement District (BID) to generate funds for private contractor to clean after trash is picked up
    - Improved City enforcement
    - An additional trash pick-up day (from 2 to 3 days)
    - Improved 311 reporting and City responsiveness
- Design solutions included
    - Creating a protected, central dumping location
    - Making sidewalks on Beach St. wider so pedestrians have more room to navigate around trash

- 大家一致認為，垃圾是整個唐人街的一個問題，但海灘街應該是一個重點區域。大多數被提議的解決方案都是有規劃的：
    -創建一個商業改進區(BID) 籌集資金，可以讓一個私人承包商在撿垃圾後清理垃圾
    -改進城市執法部門
    -增加一個額外的撿垃圾日(從2天到3天)
    -改善居民報告和城市響應設計解決方案，包括創建一個受保護的中央倒垃圾場地，並使海灘街的人行道變得更寬，這樣行人就有更大的空間通過及避開垃圾區域

# HIGH CRASH NETWORK




*High Crash Network map prepared for Healthy Chinatown Design Workshop*




*Healthy Mobility map by participants of Healthy Chinatown Design Workshop*

# Healthy Public Realm
# 健康的公共空間

***How might we create a network of green/open spaces for varied Chinatown users?***
**我们如何为使用唐人街的不同人士创造绿色/开放空间网路?**

Consensus that existing open spaces can be improved to increase use by multi-generational residents and that there needs to be more greenery in Chinatown.

大家一致認為，現有的休憩用地可以得到改善，以增加多代居民的使用，唐人街需要更多的綠色植物。

Proposed solutions for improving open spaces included:
- Public restrooms
- Vegetated barriers
- Water features
- More multigenerational activities

為改善開放空間提出的解決方案包括：
-公共廁所
-綠樹成蔭的屏障
-水景特色
-更多幾代人的活動

Suggestions for increasing greenery included:
- More street trees
- Planted alley-ways
- Roof-top gardening
- Neighborhood plant give-aways.

為增加綠化而提出的建議包括：
-更多的街道樹
-種植於小巷
-屋頂花園
-社區植物給予

Participants also suggested increased use of permeable pavement and stormwater infrastructure in areas prone to floods.

幾乎所有的參與者都建議，在易發洪水的地區增加使用可滲透的人行道和雨水基礎設施。

OPEN SPACE



# OPEN SPACE IN CHINATOWN

*Open Space in Chinatown map prepared for Healthy Chinatown Design Workshop*

*Healthy Public Realm map by participants of Healthy Chinatown Design Workshop*

# Healthy Housing
# 健康居住

***How might we create a network of green/open spaces for varied Chinatown users?***
**我们如何为使用唐人街的不同人士创造绿色/开放空间网路?**

- Consensus that it should be a City priority to reach the goal of 1000 units by 2025 (goal proposed by Chinatown Master Plan Committee in 2014).
- There was concern that 1,000 units may not be enough and the suggestion that Chinatown set an additional goal for 2030.
- Housing for extremely low income, families and workforce identified as priorities.
- In addition to new developments we also need preservation of existing affordable units and private market smaller properties, row houses

- 一致認為，到2025年實現1000個單位的目標(唐人街總體規劃委員會在2014年提出的目標)應該是城市的優先項目。
- 有人擔心1000個單位可能不夠，有人建議唐人街設定2030年的額外目標。
- 住房考慮收入極低，家庭和工作人士為優先對象。
- 除了新的發展，我們還需要保存現有的負擔得起的單位和私人市場較小的物業，排屋

We seem to be on track to reach 1000 unit goal by 2025:
我們似乎在達到1000個單元的目標邁進：

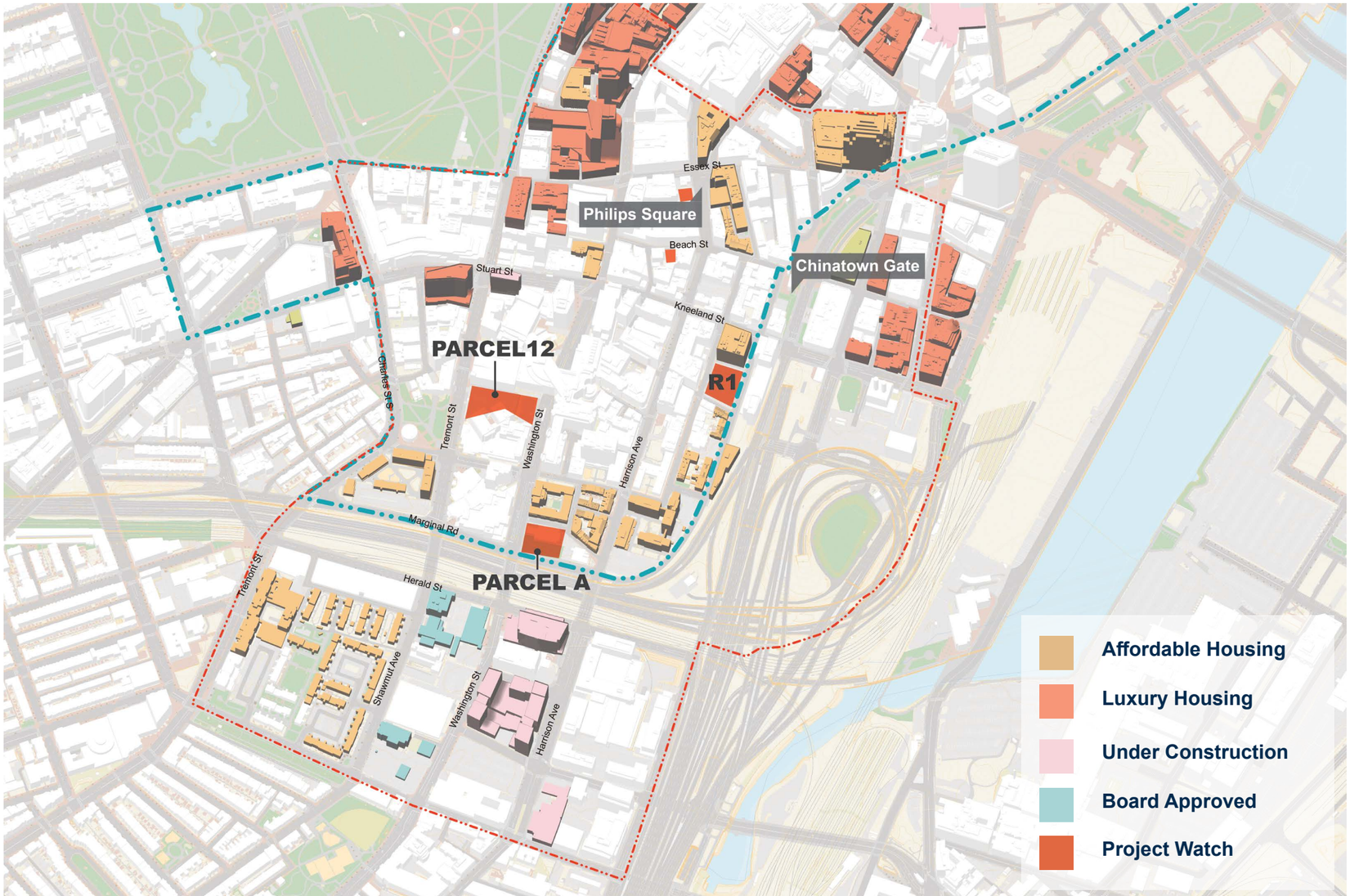
Built:
已建玩：
- Parcel 24 (146 affordable units)
- Oxford Ping On (67)
- 48 Boylston (46)
- PBX Residences (6)

Pipeline:
没建完：
- Parcel 12 (171)
- 41 LaGrange (65)
- Tai Tung Parking Lot (85)
- 50 Herald (120)
- 125 Shawmut (14)

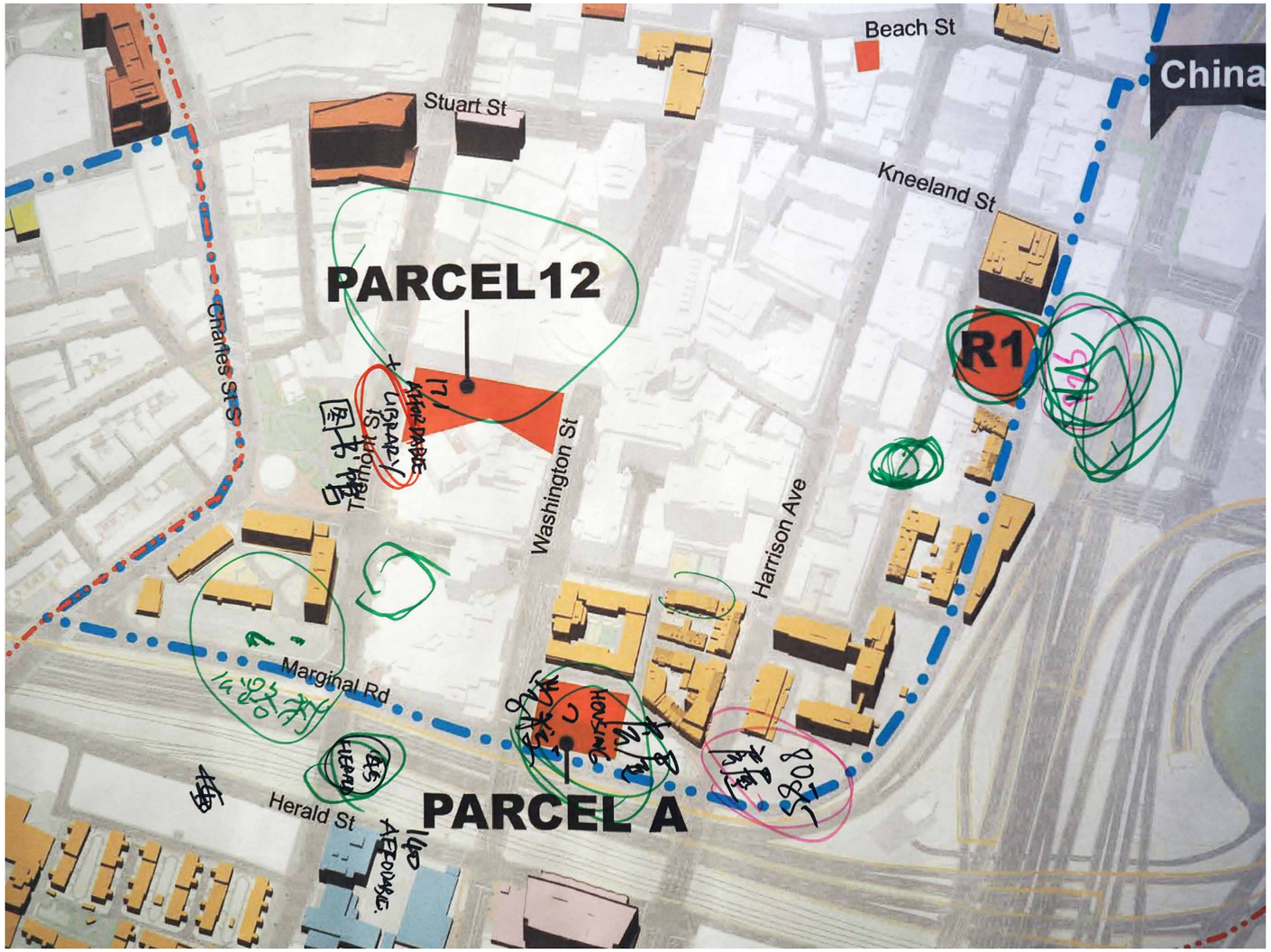
What other sites possible and what money? 其他可能的地點和錢的問題?

- Parcel R-1?
- Parcel A above JQUS?
- JQUS Arlington St building?
- 78 Tyler Street?
- Mass Pike Towers parking lot?
- **Ho Toy building bought by Oxford Properties?**

# HOUSING IN CHINATOWN




*Housing in Chinatown map prepared for Healthy Chinatown Design Workshop*




*Healthy Housing discussion map by participants of Healthy Chinatown Design Workshop*

# Chinatown Gateway
# 唐人街入口

***How might we make the Chinatown Gateway area welcoming, accessible, safe, and attractive for open space users and pedestrians?***
如何设计唐人街入口，使人们感觉它是欢迎的、方便的、安全的及有吸引力的公共空间?

Priority issues for this area were traffic safety, improving and increasing open and green space, noise and air pollution, and strengthening connectivity for pedestrians.
這方面的優先問題是交通安全、改善和增加開放和綠色空間、噪音和空氣污染以及加強行人的連通性。
具體的設計建議包括：

Specific design suggestions:

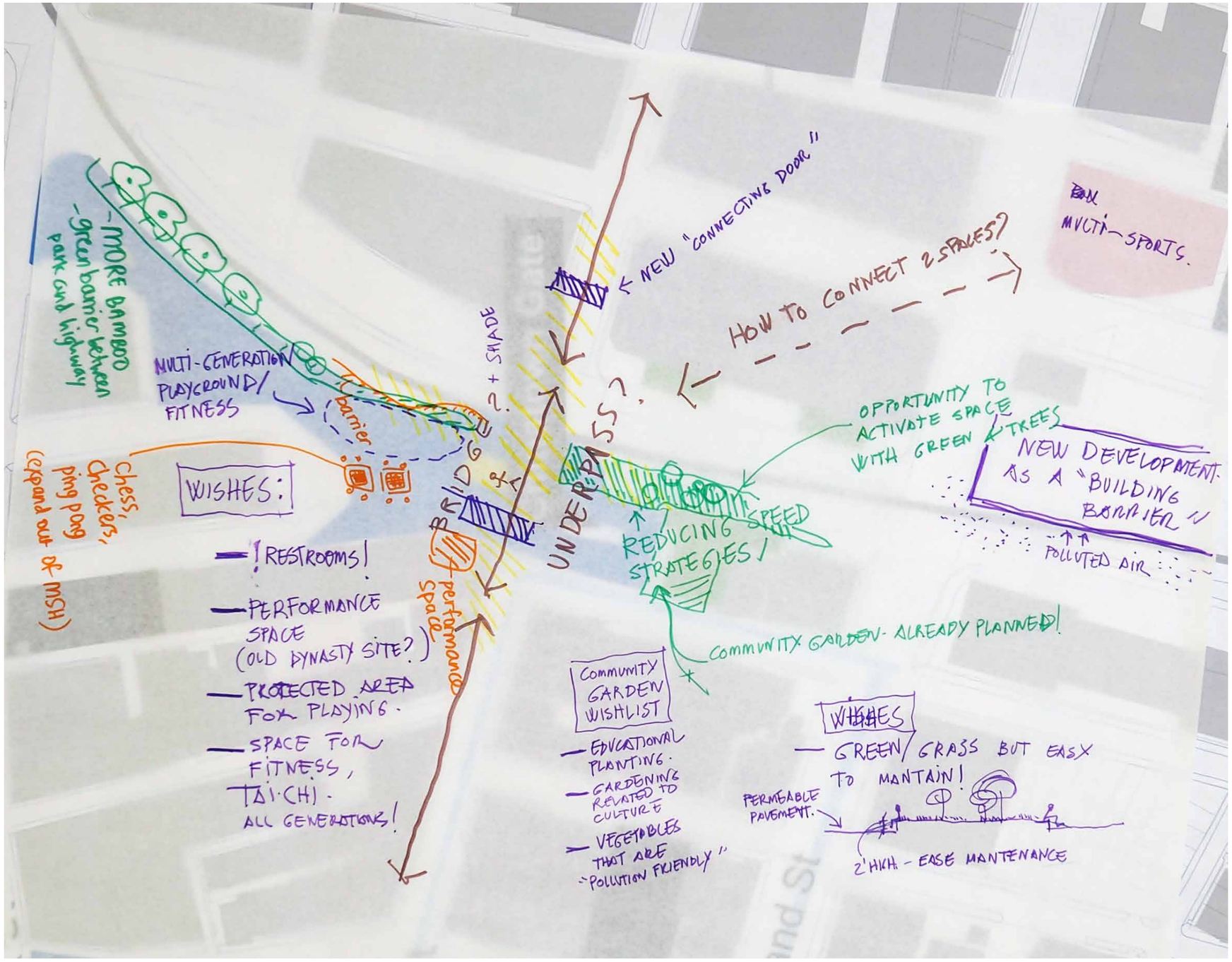
- Make the roads safer by adjusting traffic patterns on Beach and Lincoln, using traffic calming elements, and employing speed cameras
- 通過調整海灘和林肯的交通模式，使用交通平緩元素，以及在唐人街公園內採用速度相機
- Increase checkerboard space in Chinatown Park, in the surrounding area add raised grass beds, exercise equipment, public toilet, and surround with vegetated barriers along park edges (for children, not pollution)
- 在唐人街公園及周圍區域增加棋盤空間來使道路更加安全，添加草地、運動設備、公共衛生間，以及沿著公園邊緣設置周圍的植被屏障（對於兒童，無污染）
- Create a temporary garden at Hudson Street Lot, but add more green scape here over time
- 在哈德遜街地段創建臨時花園，但是，隨著時間的推移增加了更多的綠色景觀

- Increase connectivity to Reggie Wong through pedestrian environment improvements, such as trees and benches, and increased amenities in the park
- 通過行人環境的改善，比如樹木和長凳，以及在公園裡增加的設施，來增進和 Reggie Wong 的聯接。

Discussed design elements (for example, pagoda roofs, water elements, and bamboo) used in Chinatown Park that could be employed elsewhere in the public realm to visually connect users to Chinatown.
這些設計元素（例如，寶塔屋頂、水元素和竹子）在唐人街公園裡使用，也可以在公共領域的其他地方使用，以此呈現視覺上用戶和唐人街之間的聯接。

# CHINATOWN GATEWAY

*Chinatown Gateway map prepared for Healthy Chinatown Design Workshop*




*Chinatown Gateway map by participants of Healthy Chinatown Design Workshop*

# Phillips Square
# 菲力普廣場

***How might Phillips Square be a gateway into Chinatown/announce entry into Chinatown?***
***如何使菲力普广场成为唐人街的进口?***

Priority issue was a permanent design for Philips square that would:
- Reflect Chinatown's cultural history
- Provide space for the community
- Extend to the Beach St. business district
- Offer multi-generational attractions in both warm and cold weather

優先問題是飛利浦廣場的永久性設計，該設計將：
-反映唐人街的文化歷史
-為社區的街道提供空間
-擴展到海灘街商業區
-在溫暖和寒冷的天氣中提供多代人的景點

Programs should be organized for Philips Square once redesigned. Suggestions included:
- Pop-up vendors
- A library cart
- Exercise  and recreation equipment
- Community-garden planter boxes
- Fire pit in the winter

一旦重新設計，都應該為飛利浦廣場而做。建議包括：
-彈出供應商
-一個圖書館推車
-運動和娛樂設備
-社區-花園種植箱
-冬天的火坑

***If the Ho Toy building were converted to a housing/mixed use project, what could that look like?***
如果将好彩大厦变成民居或混合用途楼，那会是什么样子的?

Consensus that there was interest in rebuilding Ho Toy building with affordable family housing and roof-top gardening.

Participants compared and contrasted the benefits of new construction against renovating the existing building and ultimately preferred a new building which could provide community space, such as a roof garden.

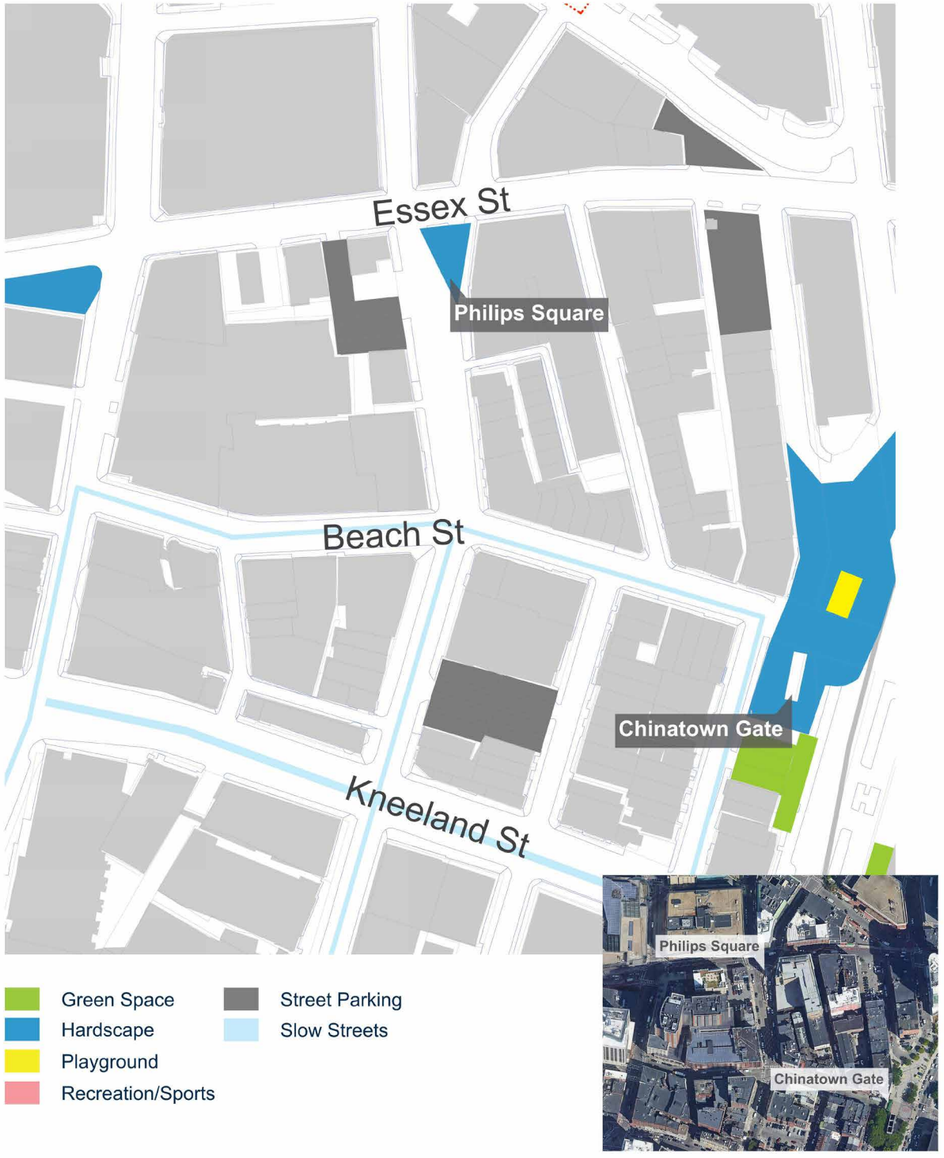
大家一致認為，有興趣重建好彩大廈成為負擔得起的家庭住房和屋頂園藝。

與會者比較和對比了新建築與翻新現有建築的好處，並最終選擇了能夠提供社區空間的新建築，如屋頂花園。

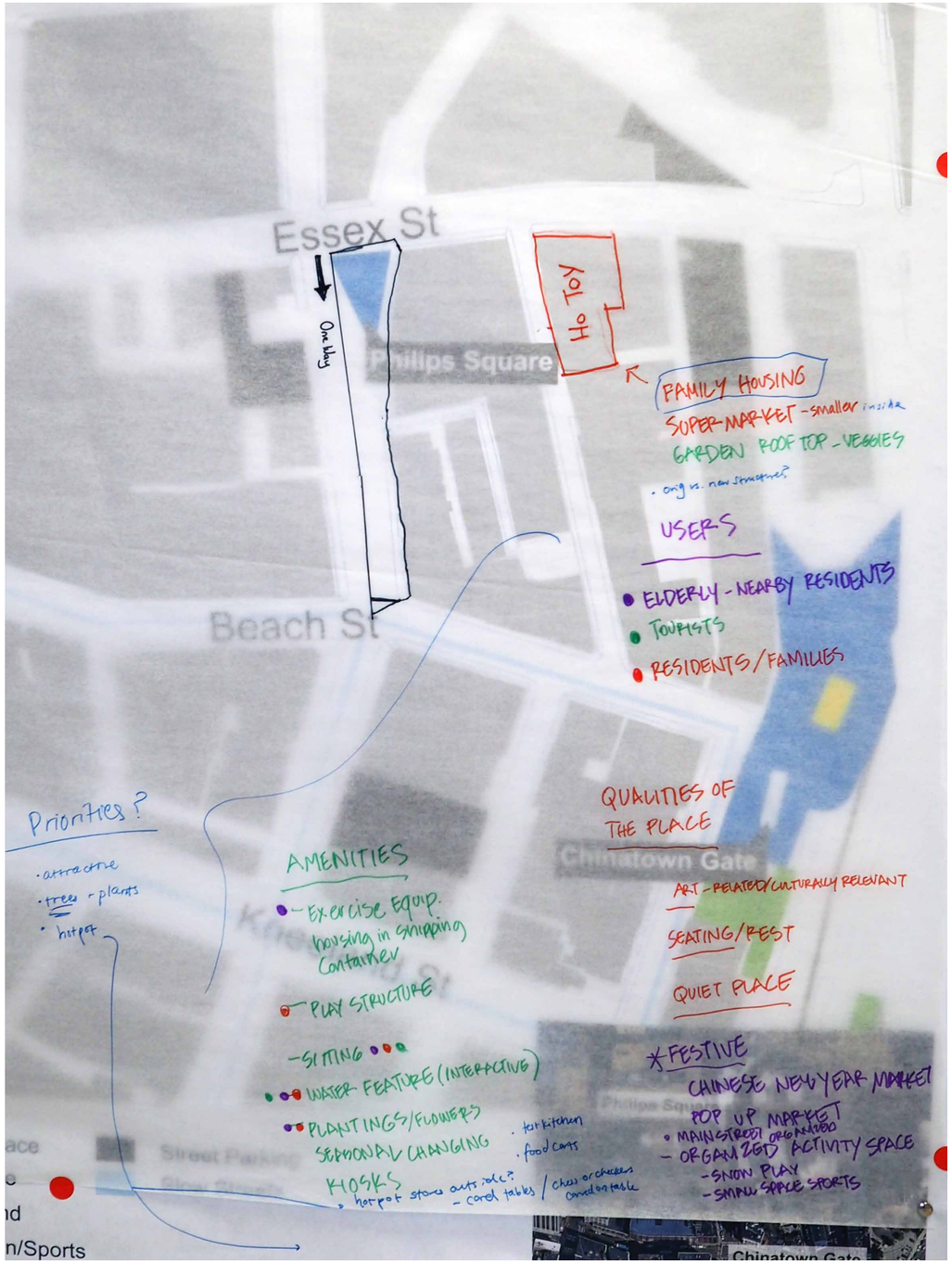
OPPORTUNITY AREA



# PHILLIPS SQUARE




*Phillips Square map prepared for Healthy Chinatown Design Workshop*




*Phillips Square map by participants of Healthy Chinatown Design Workshop*

# Parcel R-1 & Kneeland Street
# R-1地段及尼倫交叉口

***How might we balance open space and housing needs on Parcel R-1 considering quality of life and health of Chinatown users?***
**在 R1地段上，从唐人街用户生活质量及卫生方面考虑，如何平衡开放空间及居住需求?**

Priority issues were affordable housing and pedestrian safety.

優先考慮的問題是平價住宅和行人安全。

Preferred development which included mixed-use residential. For this area, affordable, family housing was a priority.

首選開發項目，其中包括混合用途住宅。在這一領域，負擔得起的家庭住房是一個優先事宜。

Design considerations included height of buildings and creating open spaces both on street level and on roofs.

設計考慮因素包括建築物的高度和在街道和屋頂上創造開放空間。

***How might we improve pedestrian safety across Kneeland Street?***
**如何改善在尼伦街的行人安全?**

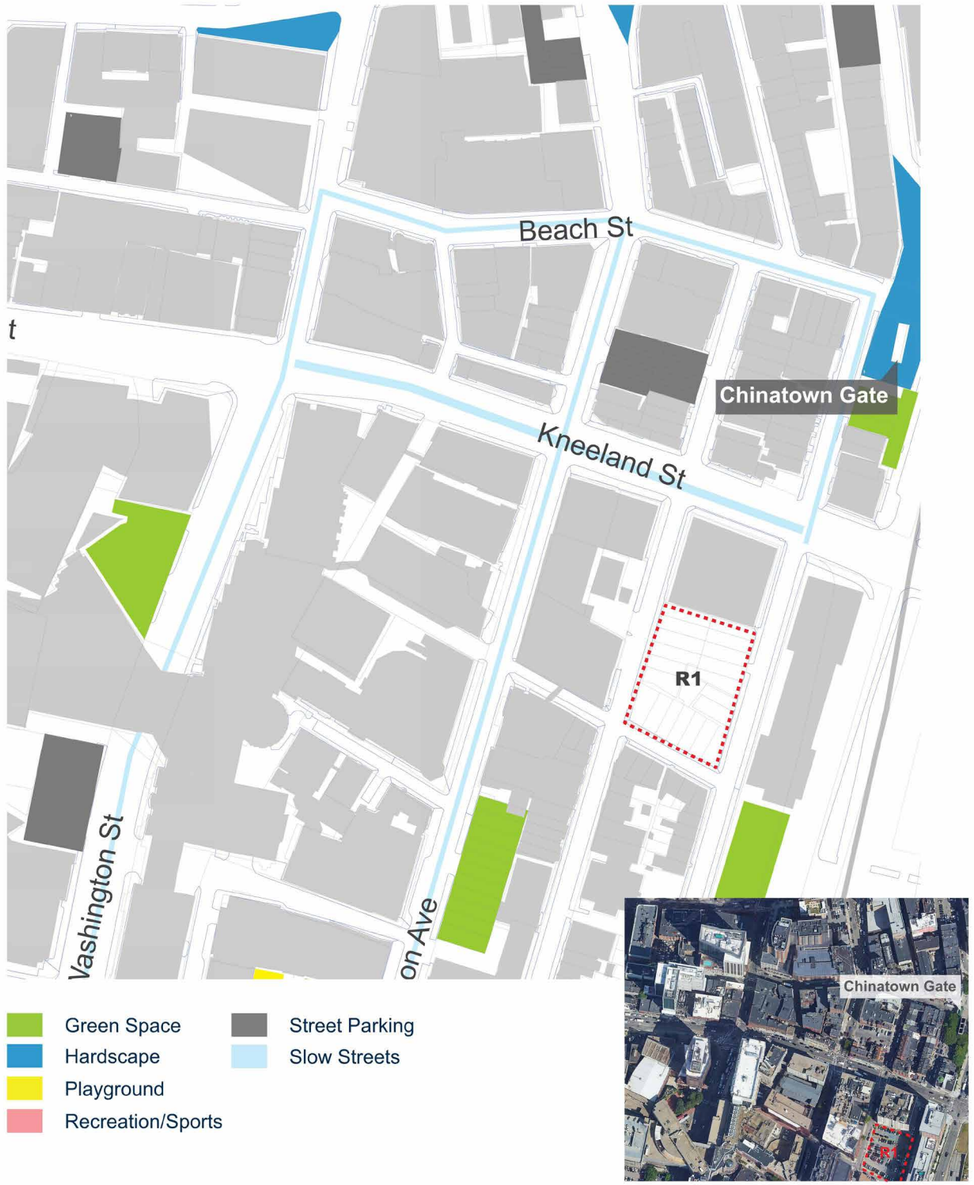
Top intersections of concern were Washington and Kneeland and Hudson and Kneeland.

Suggestions:
- Four-way stops for pedestrian crossing at busy Kneeland intersections like Kneeland/Harrison
- Additional pedestrian crosswalks on Hudson

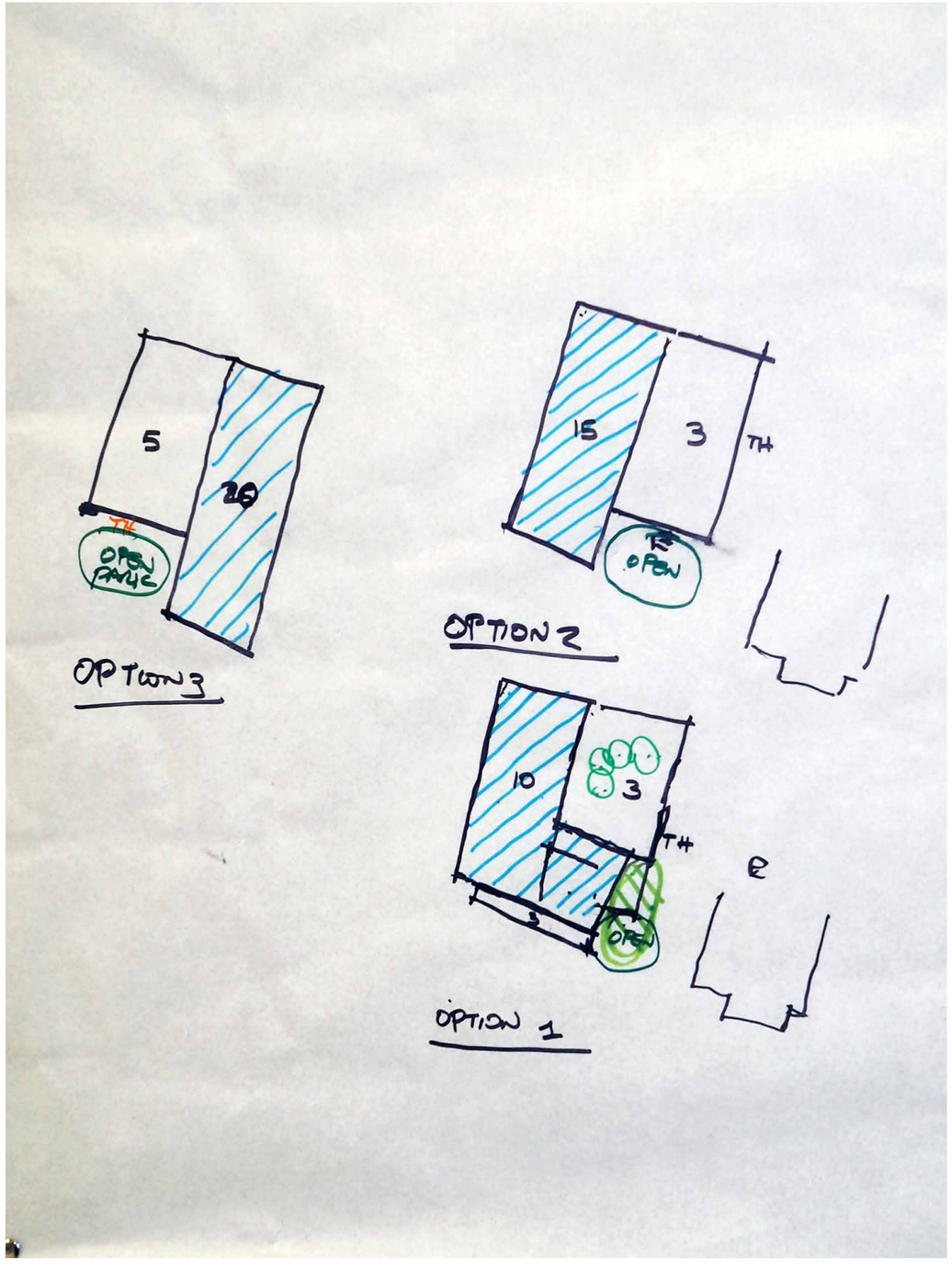
**最令人關注的是華盛頓和克奈蘭、哈德遜和克奈蘭。**

**建議：**
**- 在Kneeland/Harrison等繁忙的Kneeland交叉路口，設置四條道行人停車燈**
**- 在Hudson上設置人行橫道。**

# PARCEL R-1 // KNEELAND STREET




*Parcel R-1 map prepared for Healthy Chinatown Design Workshop*




*Parcel R-1 drawings by participants of Healthy Chinatown Design Workshop*

# Parcel A & 50 Herald
# A地段和50號先鋒

***How might we connect the Chinatown community over the turnpike?***
**如何在高速公路上连接唐人街社区?**

Priority issues for this area were rising rents, loss of CMart, air and noise pollution, accessibility of sidewalks, and pedestrian safety.

這一地區的優先問題是租金上漲、CMart的損失、空氣和噪音污染、人行道的無障礙和行人安全。

Discussed design elements like using lighting and landscaping (from a park over the highway to heavy planters) to enhance neighborhood connection over turnpike.

討論了設計要素，如使用照明和景觀(從高速公路上從公園去到重型種植園)，以加強附近的連接收費公路。與會者還對目前橫貫公路人行道的無障礙問題表示關切。

Participants were also concerned about accessibility issues of the current cross-highway sidewalks. They suggested that all area sidewalks be audited for ADA compliance.

他們建議對所有地區的人行道進行審計，以確保符合ADA的要求。

***How might affordable housing look like on top of Josiah Quincy Upper School on Parcel A?***
**如何在 A地段上建设可负担性房屋？ 如果将可负担性房屋建在昆士中学的上盖会是什么样子?**

Interest in building affordable housing on top of school on Parcel A, but need more information on finances and regulations.

有興趣在A地段學校的基礎上建造負擔得起的住房，但需要更多關於財務和法規的信息。

Participants suggested use of physical barriers and vegetated screens over highway and around buildings to reduce exposure to noise and air pollution.

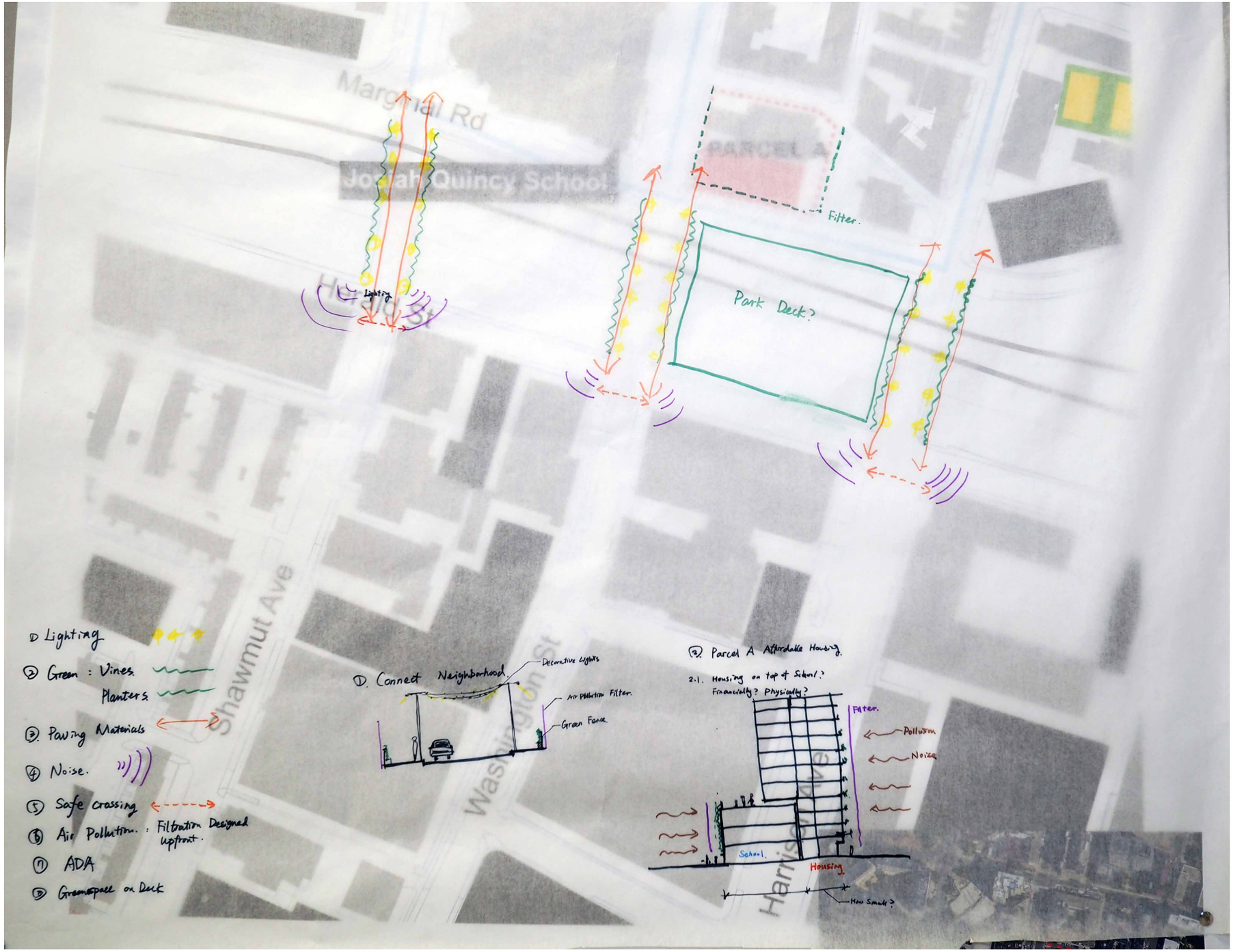
與會者建議在公路和建築物周圍使用物體屏障和植物屏障，以減少受到噪音和空氣污染的影響。

Air filtration and ventilation important considerations for both housing and school.

空氣過濾和通風對於房屋和學校來說都是很重要的考慮因素。

# PARCEL A // 50 HERALD

*Parcel A and 50 Herald map prepared for Healthy Chinatown Design Workshop*




*Parcel A and 50 Herald map by participants of Healthy Chinatown Design Workshop*

# Feedback on Workshop
# 设计工作室的反饋

- What is surprising? Does this match previous community conversations ongoing projects?
- Do you have a reaction to these outcomes? Disagreements? Additions?
- Any concerns about these general guidelines contributing to next steps?

- 令人驚訝的是什麼？這是否匹配以前的社區對話有關正在進行的項目？
- 你對這些結果有反應嗎？不一致？有更多？
- 這些一般性准則的任何問題，有助於下一步行動？

# Next Steps
# 下一步

- How do people see a report on this contributing to some next steps?
- What form does this report take?
- What is the Chinatown Master Plan Committee’s role?
- Should this be 2020 report in some way?
- How can this best impact Plan Downtown (BPDA)?
- Who wants to be a part of the editing team?

- 人們如何看待這份報告對接下來的一些步驟的貢獻?
- 這份報告的形式是什麼?
- MPC的作用是什麼?
- 這在某種程度上應該是2020年的報告嗎?
- 這個如何可以做到最佳影響「計劃中心(BPDA)」
- 怎麼能成為編輯團隊的一員?